

MEETING MINUTES, PLANNING COMMISSION, APRIL 9, 2007

Present: Phil Tinkle, Duane O'Neal, Bruce Armstrong, Jerry Ott, Tom McClain, Tom Bridges, Carmen Madsen, Trent Pohlar, Bettina Settles, Ed Ferguson, Planning Director; Shawna Koons-Davis, City Attorney; Janice Nix, Recording Secretary

The meeting was called to order at 7:00 p.m. by Trent Pohlar, President.

PREVIOUS MINUTES

March 12th – Tinkle moved to approve the minutes as mailed, seconded by Settles. Vote for **approval** was unanimous, 8-0. **Motion carried.**

Training Session March 26th - Settles moved to approve the minutes as mailed, seconded by Madsen. Vote for **approval** was unanimous 7-0, with Armstrong abstaining. **Motion carried.**

I-65 Overlay Meeting March 28th - Madsen moved to approve the minutes as mailed, seconded by Tinkle. Vote for **approval** was 4 for, with Armstrong abstaining. **Motion carried.**

Jerry Ott arrived at this time.

OLD BUSINESS

Foxmoor Homeowners Association – Discussion regarding zoning commitments – Ott moved to continue this matter indefinitely, seconded by Madsen. Vote for **approval** for **continuance** was unanimous, 9-0. **Motion carried.**

Docket PC2006-057 – Primary Plat – 3021 Stella Drive – request to amend conditions regarding future driveway cut on St. Rd. 135.

Tinkle moved to continue this matter indefinitely, seconded by Settles. Vote for **approval** for **continuance** was unanimous, 9-0. **Motion carried.**

NEW BUSINESS

Docket PC2007-001 – Revised Primary Plat – Southlake Extension

Mike Diamente, Schneider Corp.; Mike Simon, Republic Development; and members of the audience were sworn.

The revised plat includes all of the subject property and includes the re-alignment of Graham Rd. pursuant to the Thoroughfare Plan. Proposed start date for construction is estimated to be in the spring of 2008. There will be 5 distinct phases of the project. All recommendation of the Tech Committee will be met.

Tinkle moved to approve PC2007-001, subject to the recommendations of the Tech Committee being met, seconded by Settles. Vote for **approval** was unanimous, 9-0. **Motion carried.**

Docket PC2007-022 – Re-zoning Petition – Greenwood Trace, Section 2 – located south of 700N, along the east side of U.S. 31 – request to rezone approx. 8.008 acres from C-3 Commercial to R-2B Residential – Indiana Land Development, applicant and owner; KOE Engineering, representing.

Joe Meyer, KOE Engineering; Elizabeth Hobbs, Attorney, Indiana Land Development; Paul Shoopman, Developer; and members of the audience were sworn. Section 2 will be single-family dwellings rather than tri-plexes, reducing the number of units from 57 to 34.

Glen Lightner, first house north of this property, came forward. He distributed photos of the subject property. He is concerned that the existing property is overgrown with weeds. He also feels there will be a drainage problem and added traffic along U.S. 31 if this property is developed as proposed. He is against the rezoning request.

Joe Meyer came forward for rebuttal. He pointed out that the density will be decreased from what is currently approved for this site. Drainage would be addressed at the primary plat stage.

1. **Criteria:** This request complies with the Comprehensive Plan in the following way(s) **Answer:** The subject property is currently zoned C-3, with a frontyard setback variance granted to allow for multi-family (triplexes), and is known as Section 2 of a residential subdivision known as Greenwood Trace. Surrounding property to the north is zoned C-3 and used for commercial; Section 1 of Greenwood Trace to the south of the subject property is zoned C-3 with variances to permit multi-family (triplexes) and is platted for triplexes; surrounding property to the south of Greenwood Trace is part of New Whiteland and used for single-family residential; surrounding property to the east is zoned I-2 – Industrial (Heavy) and is used for active agriculture; and surrounding property to the west is part of Johnson County and used for commercial. Rezoning Section 2 of Greenwood Trace to permit detached single-family homes is consistent with the residential use currently permitted for the property and will provide an appropriate transition between the commercial uses to the north and west, the agricultural use to the east and the single-family residential uses to the south.
2. **Criteria:** This request complies with the Current conditions and the character of current structures and uses in each district in the following ways: **Answer:** The current use of the property immediately to the south is multi-family (triplexes), and the requested use would be in keeping with the residential character of that property; the requested use would also provide an appropriate transition between the commercial to the west and north and the agricultural and single-family residential uses to the east and south, respectively.
3. **Criteria:** The request is for the most desirable use for which the land in this district is adapted **Answer:** The request would be for the most desirable use because the land is currently zoned C-3 and is platted for multi-family (triplexes), and this request would reduce the density and intensity of the land's currently zoned and permitted uses.
4. **Criteria:** The request will not negatively affect the property values throughout the Jurisdiction because **Answer:** The request would reduce the density and intensity of the land's currently zoned and permitted uses.
5. **Criteria:** This request is considered responsible development and growth because **Answer:** It is consistent with the property's currently zoned and permitted multi-family residential character and provides an appropriate transition between surrounding uses.

Discussion of R-2B standards and proposed standards of ordinance that is before council for second reading took place. The developer is proposing 8' sideyard setbacks. He is will to commit to a minimum of 1,100 sq. ft. for dwellings.

City Attorney reviewed the statutory criteria for the Commission.

Ott moved that the petition for a Zone Map Change for the rezoning of 8.008 acres of land located on the East side of U.S. 31, approximately 1500 feet south of Pushville Road (700N), within the City of Greenwood, Johnson County, Indiana, from C-3 Commercial – Regional use to R-2B Residential – Single Family use, as set forth therein, receive a **favorable** recommendation from this Commission to the Greenwood Common Council and that the same be certified to the Greenwood Common Council in the form presented, with the following commitments:

Sideyard setbacks shall be 8 ft. minimum.
Minimum house size shall be 1,100 sq. ft.

Seconded by Tinkle. Vote for **approval** was 8 for, 1 against (O’Neal). **Motion carried.**

ANNOUNCEMENTS/REPORTS

Mr. Ferguson distributed a memorandum from the Board of Health concerning 200 E. Broadway for the Commission information.

A memo regarding proposed procedures for outside consultant review of site plans and plat was distributed. Mr. Ferguson asked the Commission review the proposed procedures so that they can be addressed and acted upon at a future meeting.

Mr. Ferguson reported that he, Bill Peebles and Trent Pohlar met with HNTB last week regarding the Comp Plan.

Mr. Ott inquired about the status of the bench signs. Mr. Ferguson replied that the department is working on getting the information together to notify the bench owners about removal of them.

Ott moved to adjourn, seconded by Madsen. Meeting was adjourned at 7:59 p.m.

JANICE NIX
Recording Secretary

TRENT POHLAR
President